

MINUTES OF THE  
WEST LAFAYETTE REDEVELOPMENT COMMISSION  
May 23, 2003  
(Revised)

Redevelopment Commission members present: Steve Belter, Chris Corrigan, Patsy Hoyer, and Barbara Cook. Also in attendance: City Attorney Bob Bauman, Development Director Josh Andrew, Charlotte Martin of the Development Department, Clerk-Treasurer Judy Rhodes, Tom Gall of TJ Gall & Associates, City Council member Patti O'Callaghan, and citizens and members of the media.

Mr. Belter called the meeting to order.

OLD BUSINESS

Ms. Cook made a motion to approve the April 11, 2003 minutes. Mrs. Hoyer seconded. The motion passed unanimously 3-0.

Mr. Corrigan made a motion to approve the April 18, 2003 minutes. Mrs. Hoyer seconded. The motion passed unanimously 3-0.

NEW BUSINESS

Mr. Corrigan made a motion to authorize the Trustee to pay claims. Ms. Cook seconded.

Mr. Corrigan asked how we are doing with the budget. Mr. Gall stated that we are still within our contingencies. Mr. Bauman stated that everything is just fine. Please remember that in addition to the existing amounts appropriate for contingency, we did expect to do an appropriation out of this year's TIF Revenue for additional contingency for the project.

The motion passed unanimously 3-0.

Mr. Corrigan made a motion to approve the release of the Scotty's Foundation Escrow. Ms. Cook seconded.

Mr. Gall stated that on the 9<sup>th</sup> we found that the special foundation works and is essentially complete as far as they can go. There are some walls that need to go up that they can't do until they pour slab. Their final plans have been reviewed by the City Engineer's office and are just waiting for the state release to happen, at which point the Engineer's office will issue them their next permit.

Mr. Belter asked about time frames in hearing back from the state. Mr. Gall said it should happen any day now.

The motion passed unanimously 3-0.

Ms. Cook made a motion to approve the Parks and Trails change order. Mr. Corrigan seconded.

Mr. Gall stated that the bridge in Cumberland Park is being built out of concrete planks that Purdue gave the Parks Department some time ago. Parks Director, Payne, decided that was too narrow and that he'd like to have a full ten feet in width, so they needed to add another plank which changed the foundation details. One of the things happening is the developer of Amberleigh is paying for all the concrete in all the foundations. This change order is for the additional labor. A force main had to be lowered. We had a significant length of concrete medal pipe that was expected to be reused once it was excavated, but its condition was unusable and it has been replaced.

Mr. Gall continued by saying that you should be seeing asphalt along Kalberer Road in the next 1 to 2 weeks. In the park, you should see the completion of the storm pipe and the filling of the ditch. They will be starting shortly with the installation of the fiber optic conduit. Another item to note is that this changes a portion of the project schedule through the Research Park. They are currently a couple of weeks behind because of the rain fall.

The motion passed unanimously 3-0.

Mr. Belter stated that the next item on the agenda is a proposal from Tom Gall. Mr. Gall said that this proposal is for continuing work that we've been doing for coordinating services. One thing that this mentions is that we need to make a decision to move forward with the lighting project as noted on page 2 of the handout. We would be better off moving on getting some of this lighting work down now before our sidewalks are all poured. It will be more of a challenge if we wait until the end. A decision would have to be made about the \$225,000 budgeted for that part of the work. Your contingency is funding, not only the Research Park, but the Trail project too. An upfront payment would be required if you decide to go through with that now. It would cut your current contingency you have available now to half.

Mr. Belter asked how much of that \$225,000 is for the purchase of lights. Mr. Gall stated that is the budget for the lights. It would be the upfront payment to Cinergy. Mr. Belter asked if Cinergy is the one that puts in the conduit and the concrete bases. Mr. Gall stated that in this case we want to use direct buried cable and a screw anchor.

Mr. Belter asked if the timing issue is that we want to do the direct bury cable and maybe the screw anchors before we pour the sidewalk. Is there a possibility that we have have them do the underground work now and then wait to pay for the lights until we know what the rest of the contingency looks like? Mr. Gall answered that they may be willing to do something like that.

Mr. Corrigan asked if Cinergy pays for the cable or are we paying for the buried cable and the fixtures. Mr. Gall stated that this number represents to Cinergy to bury the cable and put up the lights.

Mr. Belter asked what the most cost effective approach is. Mr. Gall stated it would be to let them direct bury and use the anchor that they've developed for street lights.

Mr. Belter stated that we then have two issues here. One is whether or not we want to retain your services and the second is some guidance from us on how we want to handle the lights.

Mr. Corrigan made a motion to approve the proposal from TJ Gall and Assoc. for Project Coordination Services. Ms. Cook seconded.

Mr. Belter stated that Mr. Gall has been doing these services for us thus far and Mr. Andrew would like to shift the funding of his work from the Development's budget to the Commission's budget. Changes in wording include asking him to also supervise any issues associated with the burying of fiber optic cable along the trail and into the park. As a result of working with Mr. Gall on a number of projects dating back further years, I am absolutely convinced that we have saved far more money because of this participation and furthermore, things get done and mostly right.

Mr. Corrigan asked if this comes out of the contingency of the project budget. The answer was yes.

Mrs. Hoyer asked if this is for the duration of the project. Mr. Gall said that it states an amount that it will not exceed without your approval.

The motion passed unanimously 3-0.

Mr. Corrigan asked if a proposal would be brought to us in respect to the lighting. Mr. Belter said that we would get some options, yes.

Mr. Belter stated to Mr. Gall that he assumes that we aren't nearly close to the end of this project, and asked Mr. Gall if he is comfortable projecting how much of the contingency will be left. Mr. Gall stated that is correct. The situation currently is that the Commission is funding the contingency essentially now for both projects.

Mr. Belter asked how PSI will bill the lighting. Is there any significant savings to us if they do all of the work at one time or is the way they priced it a fixed rate. Mr. Gall stated that it is pretty much priced as a fixed thing.

Mr. Belter suggested to Mr. Gall that when he's working with them to get a proposal. They need to concentrate on the portions that are in the new construction area (that is the underground portions of it) and have that be what we try to fund (out of the contingency) before we know how much money we have in the contingency. Once we are 3 – 6 months into this project, we'll have a real good idea of where we stand, and then we can talk about funding, putting up the lights and doing the construction of the lights in the areas that are already complete. The Commission agreed.

Ms. Martin stated that we will need a temporary secretary for the document. Mr. Belter asked for a volunteer. Mr. Corrigan nominated Ms. Cook.

Mr. Belter asked for any comments from the public. None were made.

The Commission stated that the next meeting is set for Thursday, June 19<sup>th</sup> at 4:30pm. They scheduled the following meeting for Friday, July 18<sup>th</sup> at noon.

Ms. Cook made a motion to adjourn. Mrs. Hoyer seconded. The motion adjourned at 12:45 pm.

Respectfully submitted,

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Francis Earle Nay, Recording Secretary

Approved:

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Stephen Belter, President

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